

HELIOS AT MAMMOTH, SOUTH

CONDOMINIUM PLAN

TRACT NO. 36-116, MAMMOTH LAKES, CALIFORNIA.

NOTES & DEFINITIONS

NOTES AND DEFINITIONS:

- (1) This condominium project is composed of a common area and 15 units.
- (2) The common area of this project is the land and real property, including all improvements constructed thereon, within the boundary lines of Lot 1, Tract No. 36-116, in the unincorporated area of the County of Mono, State of California, as per map recorded in Book 9, Pages 66 thru 68 of maps, in the office of the County Recorder of said County, except theretofrom those portions shown and defined herein as units 13 thru 27 inclusive. Furthermore, the common areas shall mean and include for maintenance purposes of the association, but not by way of fee simple all gas, water, and waste pipes, all sewers, all conduits, wires, and other utility installations wherever located, (except the outlets thereof when located within the units), the lot upon which the structures are located and the airspace above the structures, all bearing walls, columns, floors, the roof, foundation, parking spaces, landscaping and recreation facilities.
- (3) The units of this project are numbered 13 thru 27, inclusive. The lateral boundaries of each such unit are the interior surfaces of the perimeter walls, floors, roofs, windows and doors. The L.E. (Lower elevation) of each such unit is the interior surface of the floor thereof and the U.E. (Upper elevation) of each such unit is the interior surface of the ceiling thereof. Each such unit includes the surfaces so described, the respective portions of the building and improvements lying within said boundaries and the airspace so encompassed.
- (4) This plan and the dimensions shown hereon are intended to conform to Civil Code Section 1351 which requires diagrammatic floor plans of the building built or to be built thereon in sufficient detail to identify each unit, its relative location, and approximate dimensions. The dimensions shown hereon are not intended to be sufficiently accurate to use for computation of floor area or airspace volumes in any or all of the units.
- (5) These diagrammatic plans intentionally omit detailed information of internal partitions within individual units. Likewise such details as protrusions of vents, beams, columns, window casings, and other such features are not intended to be reflected on these plans.
- (6) The vertical limits of all airspaces are horizontal planes having elevations shown as L.E. and U.E. on the respective portions thereof, except those portions having inclined planes on the respective portions thereof.
- (7) All building positioning dimensions, as shown herein, are measured from the exterior surfaces of the respective building to the project boundary.
- (8) Those portions of the common area designated "Deck" depict a deck and are set aside and allocated for the restrictive use of the respective units of each structure adjoining such deck and such areas shall be known as exclusive use areas. Such areas shall be used in connection with such unit as designated to the exclusion of use thereof by other owners of the common areas, except by invitation. Such exclusive use areas shall be appurtenant to the respective units for the exclusive use and purposes for which the same are designated.

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(9) Such portions of the common area bearing the letter designation "P" followed by a unit number and letter, depict a parking space each of which is set aside and allocated for the restrictive use of the respective units of each structure bearing an identical number designation, and such areas shall be known as restricted common areas. Such areas shall be used in connection with such unit as designated to the exclusion of use thereof by other owners of the common areas, except by invitation. Such restricted common areas shall be appurtenant to the respective units for the exclusive use and purposes for which the same are designated.

(10) Those areas designated "G.P." depict guest parking and are a portion of the common area.